



1.85 Acres/.75 Hectares

US Highway access 677 feet/207 meters  
east

Utilities

Greenfield with residences

Leander Smart Code, Planned Unit  
Development (PUD) Overlay

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**1.85 Acres/.75 Hectares  
Broade Street Property**

**Site 25**

<b>Property</b>				
Total Acreage: <b>1.85 acres/.75 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 312, Sec. X</b>	
<b>Location</b>				
City: <b>Leander (<a href="http://www.wcad.org">www.wcad.org</a> tax id#: R036035, R-17-W334-0060-0001-0004)</b>			County: <b>Williamson</b>	
Address/Directions: <b>303 West Broade Street, Leander TX 78641</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>677 feet/207 meters east</b>			Type of Zoning: <b>Leander Smart Code, Planned Unit Development (PUD) Overlay</b>	
Distance to Interstate Highways: <b>10 miles/16.1 km</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Residence</b>		General Condition: <b>Good</b>		Dimensions: <b>304 x 300 feet/93 x 91 meters (irregular)</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</b>				Shrink/Swell Capacity: <b>Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>No</b>		Lot Size: <b>Not Applicable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>1 mile/1.6 km</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Not Applicable</b>	
Fenced: <b>Yes</b>			Landscaped: <b>Yes</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Residential</b>	
Deed Restriction(s): <b>Not Applicable</b>			Covenants: <b>Not Applicable</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>2 inches/5.08 cm</b> Pressure: <b>60 psi/414 kilopascal</b>		Sewer - Size of Nearest Line: <b>6 inches/15.24 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b>		Pressure: <b>Intermediate Pressure</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Mr. Jody Giddens</b>	Phone: <b>(512) 431-7096</b>	Facs: <b>(512) 515-6163</b>	Email: <b><a href="mailto:jodygidd@aol.com">jodygidd@aol.com</a></b>	Web Site: <b>Not Applicable</b>
Sales Price: <b>\$385,000</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>This property is within the Old Town portion of Leander's 2,300 acre/931 hectare, award-winning Transit Oriented Development. US 183 access is 677 feet/207 meters east. The HEB-Plus anchored Forum Shopping Center is located roughly 1,000 feet/305 meters north of this property.</b>				